

\$419,900 - 157 Windstone Avenue Sw, Airdrie

MLS® #A2246052

\$419,900

2 Bedroom, 3.00 Bathroom, 1,434 sqft

Residential on 0.02 Acres

Windsong, Airdrie, Alberta

Welcome to 157 Windstone Avenue SW—an opportunity to own a freehold 2-bedroom, 2.5-bathroom home with no condo fees in the vibrant community of Windsong. This layout stands out with a dedicated flex space near the front entry, ideal for a home office, small studio, or drop zone for busy mornings.

The extended single-car garage (23'6" x 10'3") and full driveway mean parking's never an issue, and the oversized balcony (17'8" x 8'5")—one of the largest on the block—gives you space to entertain, relax, and take in the neighborhood view. Inside, the kitchen offers smart functionality with granite counters, stainless steel appliances, a pantry, and a breakfast bar that connects naturally to the dining area and out to the balcony.

The living room feels open and bright thanks to well-placed windows, and the hardwood flooring gives it a clean, timeless finish. A convenient 2-piece bath completes the main level.

Upstairs, the primary bedroom features a walk-in closet and 3-piece ensuite with granite counters and a modern tiled shower. The second bedroom is generously sized, with access to a full 4-piece bathroom, making it perfect for guests, roommates, or kids.

Set across from a field and the elementary



school, and within walking distance to W.H. Croxford High School, this home is also minutes from Chinook Winds Regional Park with its splash park, ball diamonds, skate park, and winter toboggan hill. Trails wind through the community, and shopping, dining, and recreation are all nearby.

Whether you're starting out, downsizing, or need that extra space to work from home this is a home designed to work for the life you're building.

Built in 2012

Essential Information

MLS® #	A2246052
Price	\$419,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,434
Acres	0.02
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	157 Windstone Avenue Sw
Subdivision	Windsong
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3R3

Amenities

Parking Spaces	2
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Parking	Driveway, Front Drive, Garage Faces Front, Off Street, Parking Pad, Single Garage Attached
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# of Garages	1
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Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)
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Appliances	Dishwasher, Electric Oven, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
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Heating	Forced Air
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Cooling	None
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Basement	None
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Exterior

Exterior Features	Balcony
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Lot Description	Rectangular Lot
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Roof	Asphalt Shingle
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Construction	Cedar, Vinyl Siding, Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	August 8th, 2025
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Days on Market	13
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Zoning	R-BTB
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Listing Details

Listing Office	The Real Estate District
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